

# Estrela Dourada

Le Grand Fort Road - St Sampson - GY2 4GZ

Price £1,050,000



REF: **2034**

TRP: **272**



- 4 bedroom house with 1 bedroom detached Dower unit.
- Situated within a short stroll of Oatlands Village and L'Islet.
- Kitchen/diner, lounge, utility & conservatory.
- 4 bedrooms, cloakroom and family bathroom.
- Gardens to front and rear and parking for 4/5 cars.
- Perry's Guide - Page 10 A2.



















































GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### **MAIN HOUSE - ENTRANCE HALL**

L shaped entrance hall with uPVC half glazed door to front. Stairs to first floor. Doors to bedrooms 2, 3, & 4/office, kitchen, lounge and large opening to dining room. 2 radiators.

### **BEDROOM 2 4.13m (13'7") x 3.98m (13'1")**

Large double bedroom with bay window to front. Radiator.

### **BEDROOM 3 3.52m (11'7") x 3.31m (10'10")**

Double bedroom with window to front. Radiator.

### **BEDROOM 4/OFFICE 3.2m (10'6") Max x 2.72m (8'11") Max**

Good size single bedroom with window to side. Radiator.

### **BATHROOM 2.93m (9'7") Max x 2.16m (7'1") Max**

Fitted with a 4 piece suite comprising bath, w.c, wash hand basin set in vanity unit with illuminated mirror door medicine cabinet and walk in shower. Heated towel rail, window to side and extractor fan. Fully tiled with under floor heating.

### **KITCHEN/DINER 6.94m (22'9") x 3.52m (11'7")**

Well appointed Nolte kitchen area with fitted wall and base units in grey with contrasting Granite worktops over incorporating an inset stainless steel sink, glass splashbacks and breakfast bar for two. Appliances include Siemens induction hob with Falmec extractor fan over, Siemens eye level single oven with combi oven over, Hotpoint dishwasher, Siemens tall fridge and Miele tall freezer. Window to rear overlooking garden and doors to entrance hall and utility. The dining area has ample room for a good size table. Doors out to the decking area and opening through to entrance hall. Amtico flooring and radiator.

### **UTILITY 1.96m (6'5") x 1.78m (5'10")**

Fitted utility cupboard housing electric fuse boards and storage space. Appliances include Hotpoint washing machine and Indesit tumble dryer. Trianco oil fired boiler. Door to cloakroom. Window and door to rear garden. Tiled floor and radiator.

### **CLOAKROOM 1.78m (5'10") x 0.99m (3'3")**

Fitted with a two piece suite comprising w.c and wash hand basin set in vanity unit. Window to side. Amtico flooring and radiator.

### **LOUNGE 6.44m (21'2") x 4m (13'1")**

This room has a lovely cosy feel and features a large granite fireplace. Window to front and double doors to rear opening into the sunny conservatory. 2 radiators.

### **CONSERVATORY 4.02m (13'2") x 3.76m (12'4")**

Glazed to 3 sides on low rise block walls with double doors opening out into the rear garden and lounge. Tiled floor.

### **STAIRS TO FIRST FLOOR LANDING**

Oak stair case with feature LED lights going up the stairs. Velux window to front. Door to master bedroom suite.

### **MASTER BEDROOM 7.59m (24'11") Max x 4.81m (15'9") Max**

Large double bedroom with Velux window to front and 3 windows to rear. 2 mirror front double wardrobes and window to ensuite bathroom. Access to floored storage above the lounge along with eaves storage.

### **ENSUITE BATHROOM 2.91m (9'7") x 2.88m (9'5")**

Fitted with a 4 piece suite comprising bath, w.c, walk in shower and wash hand basin set in vanity unit with illuminated mirror door medicine cabinet over. Heated towel rail and extractor fan. Velux window to front. Cupboard housing hot water cylinder. Fully tiled with under floor heating.

### **DOWER UNIT - KITCHENETTE/LIVING ROOM 5.07m (16'8") x 5.03m (16'6")**

This open plan room provides enough space to both cook, dine and relax in. Fitted with a range of cream wall and base units with granite effect work surfaces and upstands incorporating a single bowl black sink and drainer. Appliances include Hotpoint single oven with 4 ring hob and extractor fan over and fridge/freezer. Window to front and entrance door, together with windows to either side. Stairs to first floor with storage cupboard under housing electrics. Tiled floor.

### **BEDROOM 4.28m (14'1") Max x 3.73m (12'3") Max**

Double bedroom with window to front. Storage cupboard and double doors to shower room.

### **SHOWER ROOM 2.45m (8'0") Max x 1.4m (4'7")**

Fitted with a 3 piece suite comprising of walk in shower, w.c and wash hand basin set in vanity unit with illuminated medicine cabinet over. Manrose extractor fan. Velux window to rear. Fully tiled with under floor heating.

### **EXTERIOR**

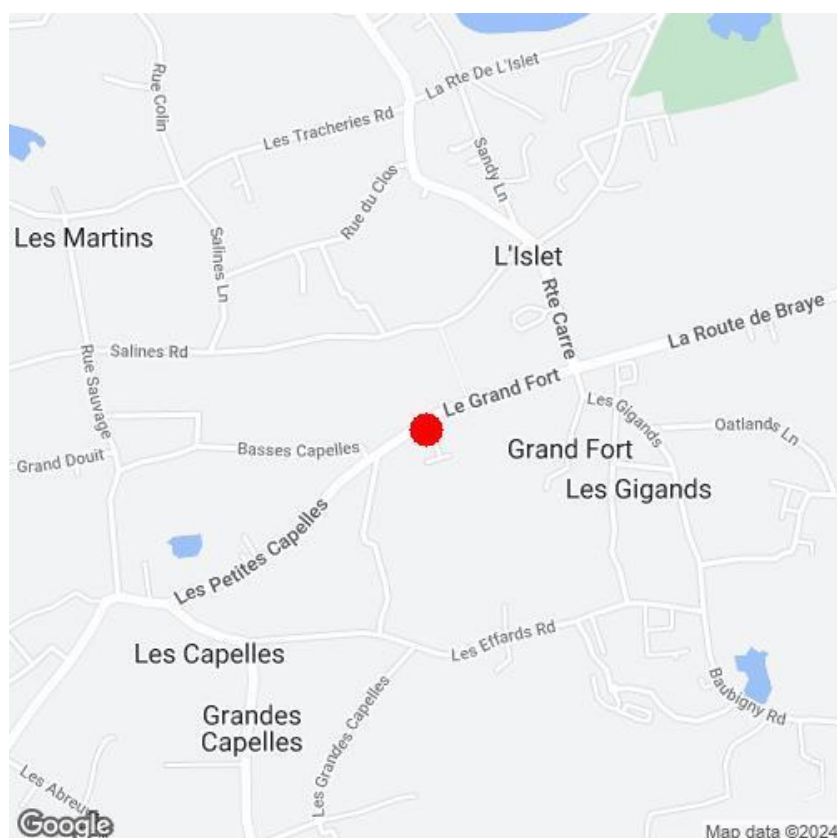
`Estrela Dourada` is approached over a tarmac shared driveway leading to a brick paved private drive to front of the main house providing parking for up to 3 cars and to the rear of the property providing access to the Dower unit, rear garden and parking for 1/2 cars.

At the front of the property is a large area mainly laid to gravel and is planted with an array of mature shrubs and path leading up to the front door and side.

The low maintenance south facing rear garden is fully enclosed and is set over two tiers. The first is laid to decking and the second is mainly laid to patio and artificial grass with mature planters. This garden is the perfect entertainment space with a purpose built pizza oven and BBQ area. Access to the dower unit.



This superb family home is in true move-in condition and offer 4 bedrooms in the main house, complete with a detached 1 bedroom, spacious dower unit and is situated a short stroll from Oatlands centre, L'Islet and local schools. The deceivingly large accommodation is well proportioned throughout and to the ground floor comprises of a fully equipped Nolte kitchen/diner, lounge with feature fireplace, sunny conservatory, utility, cloakroom, family bathroom, 2 double bedrooms and 1 large single bedroom/office. While the first floor offers a large master bedroom suite with fitted robes and ensuite bathroom. A real advantage to this property is the separate one bedroom dower unit, perfect for an independent relative. Externally the property benefits from a private South facing garden to rear, attractive gravel garden to front and parking for up to 4/5 cars. Internal viewing is highly recommended to fully appreciate what's on offer. To book a viewing call Chateaux on 244544.



**SERVICES:** Electricity, Water, Mains Drainage, Oil Fired Boiler.

**PRICE INCLUDES:** Carpets, Curtains, Light Fittings and Listed Appliances.

**LISTED APPLIANCES:** Siemens induction hob with Falmec extractor fan over, Siemens eye level single oven with combi oven over, Hotpoint dishwasher, Siemens tall fridge and Miele tall freezer. Hotpoint washing machine and Indesit tumble dryer. Hotpoint single oven with 4 ring hob and extractor fan over and fridge/freezer.

These particulars are supplied on the understanding that all negotiations and appointments are conducted through this office. Whilst care has been taken with these details we do not guarantee their accuracy, nor do they form any part of any contract.

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